



23 & 25 Victoria Road, Wilton, Salisbury, Wiltshire. SP2 0DZ

£400,000 Freehold

A pair of high specification new build semi detached houses under construction with completion due at the end of MAY 2024.

Description

A pair of non estate new build semi detached houses under construction by an individual bespoke builder with completion due at the end of MAY 2024. Brick built and with an attractive partly clad exterior, these houses will have a cottage style appearance with modern specification internally. The accommodation in both houses will comprise a kitchen/dining room with access to a private south facing garden, a sitting room and cloakroom on the ground floor, three double bedrooms with a master en-suite shower room to the master bedroom and a family bathroom with a shower over the bath. Both properties will have electric central heating and solar panels, double glazing and two parking spaces. Victoria Road is a quiet road lying on the western edge of the popular town of Wilton within easy distance of the amenities Wilton has to offer including shops, doctors, dentist and public houses.

Further detail can be found on the planning portal for Wiltshire Council under the planning reference PL/2023/01740.

Services

Mains water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is to be assessed

Directions

From Salisbury take the A36 Wilton Road. At the roundabout in Wilton turn left passing Wilton House and at the traffic lights continue forwards in to West Street. After a short distance after the left hand bend, take the next right in to Waterditchampton and the next left in to Victoria Road. The property can be found on the left hand side.

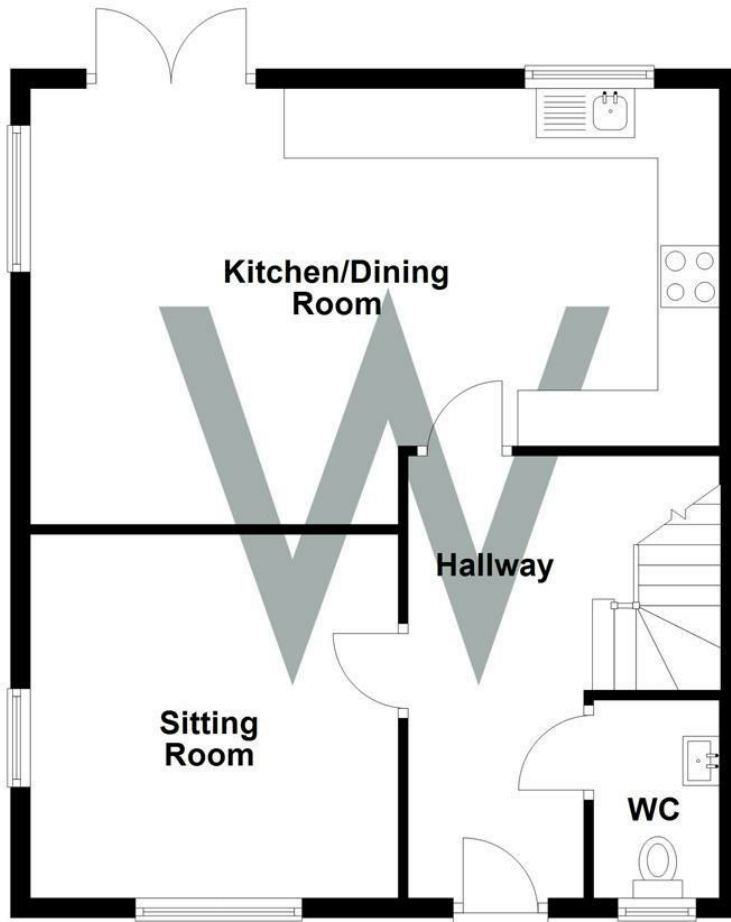
WHAT3WORDS

What3Words reference is: [///blackbird.animals.lure](https://www.what3words.com/#!/blackbird.animals.lure)



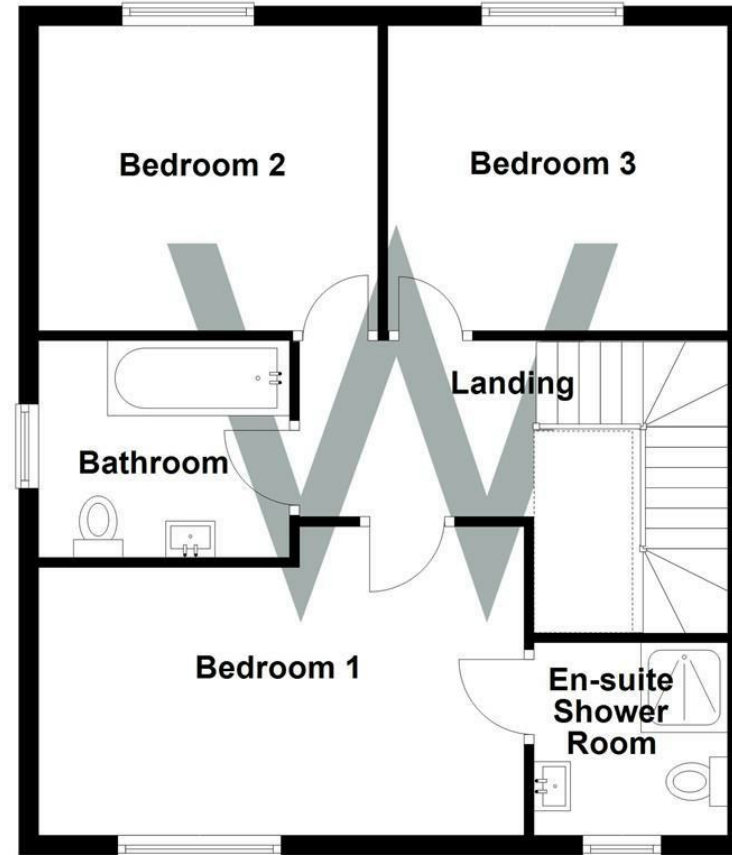
Ground Floor

Approx. 57.6 sq. metres (619.7 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.7 sq. feet)



Total area: approx. 115.2 sq. metres (1239.5 sq. feet)

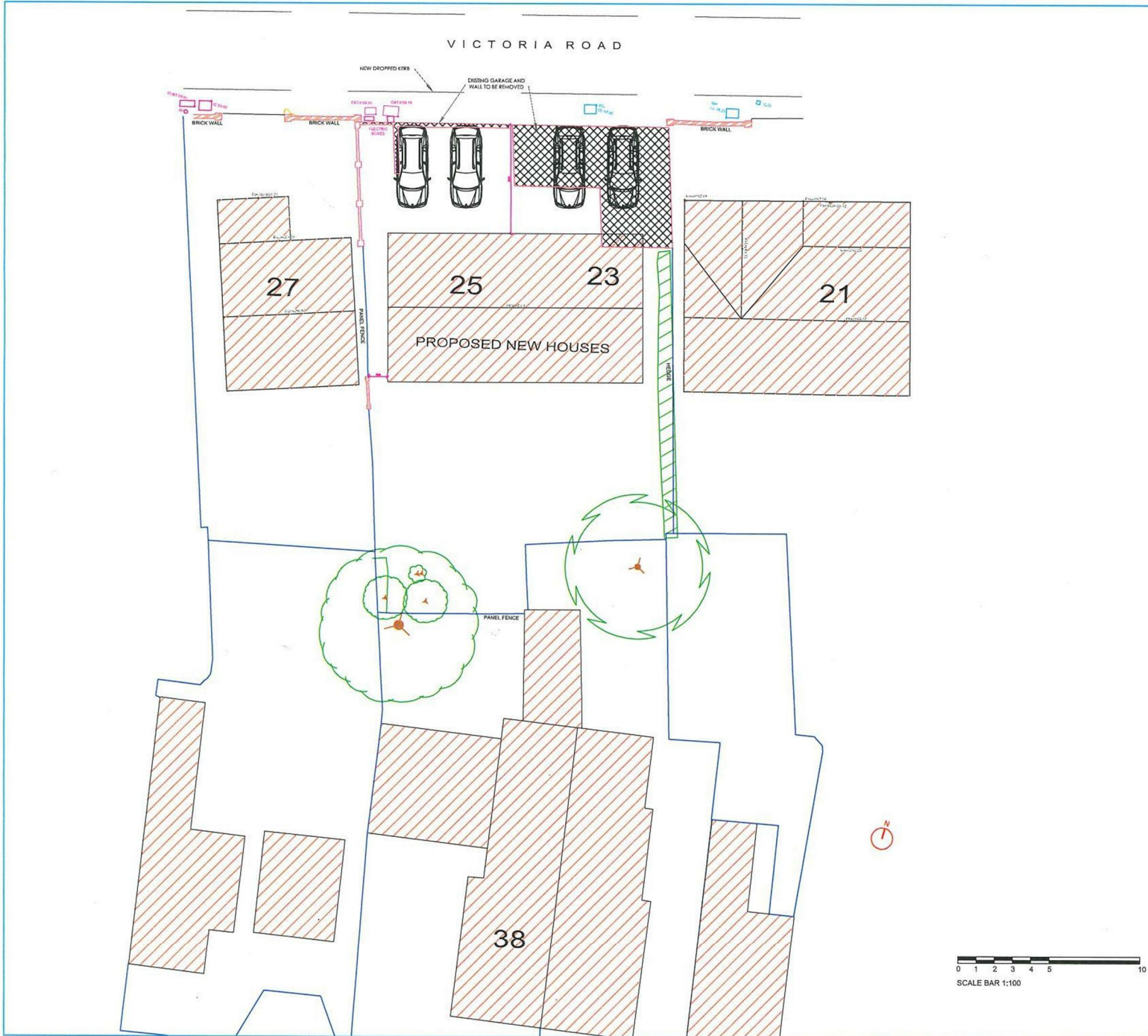
WHITES

Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP

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- NOTES**
- THIS DRAWING IS THE COPYRIGHT OF THE CONSULTANT AND MUST NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND M&E DRAWINGS AND THE SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND THE CORRECT SETTING OUT OF THE WORK ON SITE.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING AND SAFEGUARDS TO ENSURE THE STABILITY OF THE STRUCTURE AND ALL ASSOCIATED PARTS AT ALL TIMES DURING CONSTRUCTION, AND SHALL ENSURE THAT ALL WORKS ARE CARRIED OUT IN STRICT ACCORDANCE WITH THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS.
 - ALL NEW FOUNDATIONS HAVE BEEN DESIGNED FOR A SAFE BEARING PRESSURE OF 100kN/m². IF BAD GROUND IS ENCOUNTERED IT SHOULD BE REMOVED AND REPLACED WITH LEAN MK CONCRETE, 1:20:MK.
 - CONCRETE MIXES:**

APPLICATION	DESIGNATED MIX (BS8500)	CONSISTENCE CLASS
BLINDING & MASS CONCRETE FILL	GEN1	S3
STRIP FOOTINGS	GEN1	S3
MASS CONCRETE FOUNDATIONS	GEN1	S3
TRENCH FILL FOUNDATIONS	GEN1	S4
 - MINIMUM MASONRY STRENGTHS:**

100mm BRICKWORK	- TO MATCH EXIST	- 20kN/m ²
100mm BLOCKWORK	- TO CONCRETE STANDARD	- 7.5kN/m ²
 - STEELWORK:**

ALL ROLLED SECTION STRUCTURAL STEELWORK TO BE OF MILD STEEL GRADE S355. ALL OTHER STEELWORK TO BE OF MILD STEEL GRADE S275. CONNECTORS TO BE ISO ZINC COATED HEXAGONAL BOLTS AND NUTS TO B.5.19D. WELDING SHALL BE 6mm FILLET; METAL ARC TO THE APPROPRIATE BRITISH STANDARDS.

ALL STEELWORK SHALL BE PREPARED USING UNIT OR SHOT BLASTING. SURFACE FINISH TO BE 2ND QUALITY.

ALL STEELWORK ABOVE GROUND IS TO BE PROTECTED BY ZINC RICH PREFABRICATION PRIMER FOLLOWED AFTER BY ONE COAT OF ZINC RICH PRIMER, ONE UNDERCOAT AND ONE GLOSS COAT BOTH OF MAGNESIUM IRON OXIDE PAINT. ALTERNATIVE PREPARATIONS, PRIMING AND FINISHING MAY BE USED ON THE WRITTEN APPROVAL OF THE S.E.

ALL STEELWORK BELOW GROUND SHALL BE LEFT UNPAINTED AND ENCASED IN 100mm DENSE CONCRETE.
 - THE STEELWORK CONTRACTOR IS TO DESIGN ALL CONNECTIONS AS SHOWN ON DRAWINGS. SHOP DRAWINGS TO BE SUBMITTED IN DUPLICATE TO S.E. ALLOWING 14 DAYS FOR APPROVAL PRIOR TO COMMENCING FABRICATION.
 - ALL STRUCTURAL STEELWORK AND COMPONENTS TO BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF EXECUTION CLASS EXC2 TO BS EN 1090-2.
 - ALL EXPOSED OR EXTERNALLY SITUATED STEELWORK TO BE HOT-DIP GALVANISED TO BS EN ISO 1461. ALTERNATIVE CORROSION PROTECTIVE MEASURES MAY BE USED ON THE WRITTEN APPROVAL OF THE S.E.
 - ALL PROPRIETARY STRUCTURAL ELEMENTS ARE SPECIFIED ON AN 'OR APPROVED EQUIVALENT' BASIS AND ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS DETAILS AND RECOMMENDATIONS.
 - USE FIGURED DIMENSIONS ONLY. SUBJECT TO SITE SURVEY AND ALL NECESSARY CONSENTS. ALL DIMENSIONS TO BE CHECKED BY USER AND ANY DISCREPANCIES OR OMISSIONS TO BE REPORTED TO THE S.E. BEFORE WORK COMMENCES.
 - THE CONSTRUCTION (DESIGN AND MANAGEMENT) HEALTH AND SAFETY 2015 REGULATIONS APPLY TO THIS PROJECT. THE CLIENT MUST ENSURE THAT SUITABLE ARRANGEMENTS ARE IN PLACE BEFORE WORKS COMMENCE.
 - THROUGHOUT THE WORKS THE CLIENT / PRINCIPAL DESIGNER / CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE REQUIREMENTS OF THE HEALTH AND SAFETY CD4 REGULATIONS ARE COMPLIED WITH. THE ENGINEER BELIEVES THAT THERE ARE NO FORESEEABLE UNUSUAL RISKS THAT MAY ARISE DURING CONSTRUCTION, MAINTENANCE, OR USE THAT A COMPETENT CONTRACTOR COULD NOT FORESEE, UNLESS NOTED OTHERWISE. IF DEMOLITION OCCURS A RAD ASBESTOS SURVEY IS RECOMMENDED.

A	SURROUNDING BUILDINGS ADDED	18/03/23
REV		DATE
CLIENT	R H PROPERTY	
PROJECT	23 & 25 VICTORIA RD, WILTON	
TITLE	SITE PLAN	
	2 P S DESIGN Tel: 07787 577991 Email: kevinpalmer57@gmail.com	
SCALE	DATE	DWG NO
1:100(BA1)	NOV '22	
DRAWN	CHKD	REV
KP		110/03 A